

**AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES**  
**CARPIONATO GROUP, LLC – TIVERTON CROSSINGS MAJOR LAND DEVELOPMENT**  
**PLAT 110 / LOT 102; PLAT 301 / LOT 220; PLAT 301 / LOT 221**  
**July 18, 2014**

An informal public meeting was held at 10:00 A.M at the Tiverton Town Hall – 343 Highland Road. Those present were:

*Town Staff:* Stephen Berlucchi, Director of Department of Public Works  
Rhett Bishop, Alternate Building and Zoning Official  
Chief Thomas Blakey, Tiverton Police Department  
John Lincourt, Wastewater Management Superintendent  
Kate Michaud, Planning Department Clerk / PB Administrative Officer  
Matthew Wojcik, Town Administrator

*Planning Board:* Rosemary Eva  
Susan Gill

*Planning Board* Tim Behan, Commonwealth Engineers and Consultants  
*Consulting Engineers:* Deirdre Paiva, Commonwealth Engineers and Consultants

*North Tiverton Fire District:* Jason Perry

*Applicant:* Kerin Browning, Moses, Afonso & Ryan  
Kelly Coates, Carpionato Group, LLC  
David Taglianetti, VHB

The subject of the meeting was proposed construction of a mixed use Major Land Development to be located on the north side of Souza Road, east side of Main Road, west of Fish Road. The current zoning of the property is R-40 and a zoning amendment is proposed to establish a new mixed-use zoning district.

Ms. Michaud noted that this was a meeting to discuss technical aspects of the infrastructure and utilities plans only.

Mr. Taglianetti explained the proposed uses, including retail; office; multi-family residential; and hotel and conference facility. He noted that a Pre-Application Informal Concept plan had been reviewed by the Planning Board previously. He stated that the new draft layout plan depicted a stronger buffer from Route 24 and Main Road as well as improved access via Main Road and Souza Road. He stated that a Master Plan submission was anticipated by July 29 for an August 19 hearing date.

The first utility discussed was water service. Mr. Perry noted that the first five hundred (500) feet of the westernmost portion of the site (Main Road frontage) falls within the Stone Bridge Fire District (SBFD) service area. The remainder of the site was within the North Tiverton Fire District (NTFD) service area. (Note: both entities are quasi-municipal and separate and distinct from the Town's municipal operations.) Mr. Perry stated that the two water systems could not connect. He opined that the easiest way to handle water service was to keep the two systems separate. When asked by Mr. Wojcik, Mr. Perry indicated that a two way meter could be installed. Mr. Perry also noted that NTFD's service line in Fish Road is a sixteen (16) inch line. He stated that SBFD's line in Main Road is only an eight (8) inch line. Mr. Perry stated that there is no water line in Souza Road and that the existing hydrant located on the north side of Souza Road, close to the intersection with Main Road, belongs to SBFD. He added that

there was plenty of flow available from NTFD through the Fish Road pipe, which was replaced in 2006 and fed directly from a two (2) million gallon tank.

Mr. Behan asked if the district boundary could be modified. Mr. Perry replied that it could be modified if both water departments were in agreement.

Public sewer service was discussed next. Mr. Taglianetti stated that there would be two (2) onsite private pump stations; one near the hotel (at the west end of the site) and one behind the anchor stores (at the east end of the site). He stated that the center of the project would be a gravity system with one connection to Souza Road. Mr. Behan suggested that the applicant should check the allowances for peak daily flow. Mr. Taglianetti was advised that there would be fees due to the City of Fall River for both the water and sewer tie-in. VHB would seek further information. Mr. Lincourt had not arrived at the meeting yet, therefore this topic was suspended until he was present.

Stormwater systems were discussed. Mr. Taglianetti stated that test pit logs from the previous proposal on the site had been made available to VHB and it was obvious that ledge was an issue. He stated that ledge varied from surface level to 13-15 feet below the surface. He stated that the soils are marginal and that a mix of surface and subsurface detention and retention was proposed. He stated that VHB was exploring the potential for pervious pavement in more remote parking areas.

Mr. Taglianetti stated that deep sump catch basins were proposed. He stated that the site drained approximately half to Main Road and half to Fish Road. He noted that VHB was aware of the existing flooding problem on Main Road and that it would be addressed. He stated that the peak rate of runoff would be reduced. Mr. Taglianetti acknowledged that containing the runoff volume would be a challenge. Ms. Paiva noted that the marginal soils at the west end of the site might lead to a RIDEM (RI Department of Environmental Management) requirement for bio retention.

Mr. Berlucchi asked if curbing would be installed on Souza Road. Mr. Taglianetti replied that they had not yet received more detailed survey information but that the intent was not to change the existing drainage pattern. Mr. Berlucchi asked if there were any plans to install sidewalks on Souza Road. He indicated that the Town was trying to increase handicap accessibility. Mr. Taglianetti replied that the site would have very good internal pedestrian connectivity but that the grade at the entrance area and along Souza Road would prevent Americans with Disabilities Act (ADA) requirements from being met.

Discussion transitioned to circulation. Mr. Berlucchi stressed that the entrances (curb cuts) on the public streets must be wide enough. Mr. Coates stated that the plan was designed to accommodate a WB-67 vehicle. Chief Blakey expressed concerns regarding ADA requirements. Mr. Taglianetti stated that approximately fifty (50) accessible parking spaces were required by ADA and over one hundred (100) would be provided. Mr. Taglianetti noted that the residential units would be "almost all" one and two bedroom.

Ms. Eva asked if RIDOT (RI Department of Transportation) had been consulted. Mr. Taglianetti stated that the Carpianton Group was preparing an application for a Physical Alteration Permit (PAP) and was finalizing plans for off-site improvements. He stated that they had met with Bob Rocchio and Bob Smith at RIDOT to discuss the plans. He stated that traffic counts had been performed and would be included in the traffic reports. Chief Blakey asked if there had been any discussions regarding improving the safety and sight distances on Souza Road. He expressed concern regarding the existing vertical curve.

At this time Mr. Lincourt arrived and discussion resumed regarding wastewater. Mr. Lincourt stated that he would need to see the projected flows. He stated that he is concerned with trying to tie in the dwellings on the north side of Souza Road, none of which currently have a sewer connection. He noted that once Souza Road is improved and the

project is constructed, Wastewater Management will not be able to easily dig up the road to connect those dwellings. Mr. Lincourt clarified that the proposed project would constitute a connection, not an extension, as the sewer line is already installed in Souza Road. He noted that the Board of Directors of the newly formed Wastewater District would approve the connection.

Next steps: The applicant will file a Master Plan application with the Planning Board and will continue to coordinate with the utilities to ensure that the project is compliant with all applicable rules and standards.

The meeting concluded at approximately 11:15 A.M.

Prepared by: Kate Michaud

NOTICE TO PARTICIPANTS: The above is my understanding of the matters discussed. You are requested to review these items and advise, in writing, of any errors or omissions. If no comments are received, concurrence will be assumed.